

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction – December 21, 2004  
Public Hearing – January 11, 2005

**CONTACT PERSON/PHONE:** Jorge E. Rousselin, 541-4723

**DISTRICT(S) AFFECTED:** 6

**SUBJECT:**

An Ordinance changing the zoning of Tract 146, North Valumbrosa Subdivision No. 2, El Paso, El Paso County, Texas from R-4 (Residential) to R-5 (Residential). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: David Munoz. ZON04-00137 (District 6)

**BACKGROUND / DISCUSSION:**

See attached staff report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF TRACT 146, NORTH VALUMBROSA SUBDIVISION NO. 2 EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO R-5 (RESIDENTIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of *Tract 146, North Valumbrosa Subdivision No. 2*, be changed from **R-4 (Residential)** to **R-5 (Residential)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED** this \_\_\_\_\_ day of **January 2005**.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Joe Wardy  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Jorge E. Rousselin, Urban Planner  
Planning, Research & Development

\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Matt Watson, Assistant City Attorney

**JOE WARDY**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER



**GEORGE G. SARMIENTO, AICP**  
DIRECTOR

**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

December 13, 2004

***CITY COUNCIL***

**SUSAN AUSTIN**  
DISTRICT NO. 1

**ROBERT A. CUSHING, JR.**  
DISTRICT NO. 2

**JOSE ALEXANDRO LOZANO**  
DISTRICT NO. 3

**JOHN F. COOK**  
DISTRICT NO. 4

**PAUL J. ESCOBAR**  
DISTRICT NO. 6

**VIVIAN ROJAS**  
DISTRICT NO. 7

**ANTHONY W. COBOS**  
DISTRICT NO. 8

**TO:** The Honorable Mayor and City Council  
Ms. Joyce A. Wilson

**FROM:** Jorge E. Rousselin

**SUBJECT:** ZON04-00137

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The City Plan Commission (CPC), on December 02, 2004, voted **6- 0** to recommend **APPROVAL** of the proposed rezoning from **R-4 (Residential)** to **R-5 (Residential)**, concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

## **STAFF REPORT**

**Rezoning Case:** ZON04-00137

**Property Owner(s):** David Munoz

**Applicant(s):** Same

**Representative(s):** Luis de la Cruz

**Legal Description:** Tract 146, North Valumbrosa Subdivision No. 2

**Location:** 9301 Leonardo Drive

**Representative District:** # 6

**Area:** 0.241 Acres

**Present Zoning:** R-4 (Residential)

**Present Use:** Residential

**Proposed Zoning:** R-5 (Residential)

**Proposed Use:** Duplex

**Recognized Neighborhood Associations Contacted:** Ysleta Mission Valley Neighborhood

**Surrounding Land Uses:**

|                |                                |
|----------------|--------------------------------|
| <b>North -</b> | R-4 (Residential) / Residences |
| <b>South -</b> | R-F (Ranch/Farm) / School      |
| <b>East -</b>  | R-4 (Residential) / Residences |
| <b>West-</b>   | R-4 (Residential) / Residences |

**Year 2025 Designation:** Residential (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, December 2, 2004,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON04-00137**

**General Information:**

The applicant is requesting a rezoning from R-4 (Residential) to R-5 (Residential) in order to permit a duplex. The property is 0.241 acres in size and is currently residential. The proposed site plan shows one duplex unit to be located on the site. Access is proposed via Leonardo Ave. and Presa Rd. with eight (8) parking spaces. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-4 (Residential) to R-5 (Residential).

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**The Year 2025 Projected General Land Use Map** for the **Lower Valley** Planning Area designates this property for **Residential** land uses.

**R-5 (Residential) zoning** permits a duplex unit and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the R-5 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will a duplex unit be compatible with adjacent land uses?

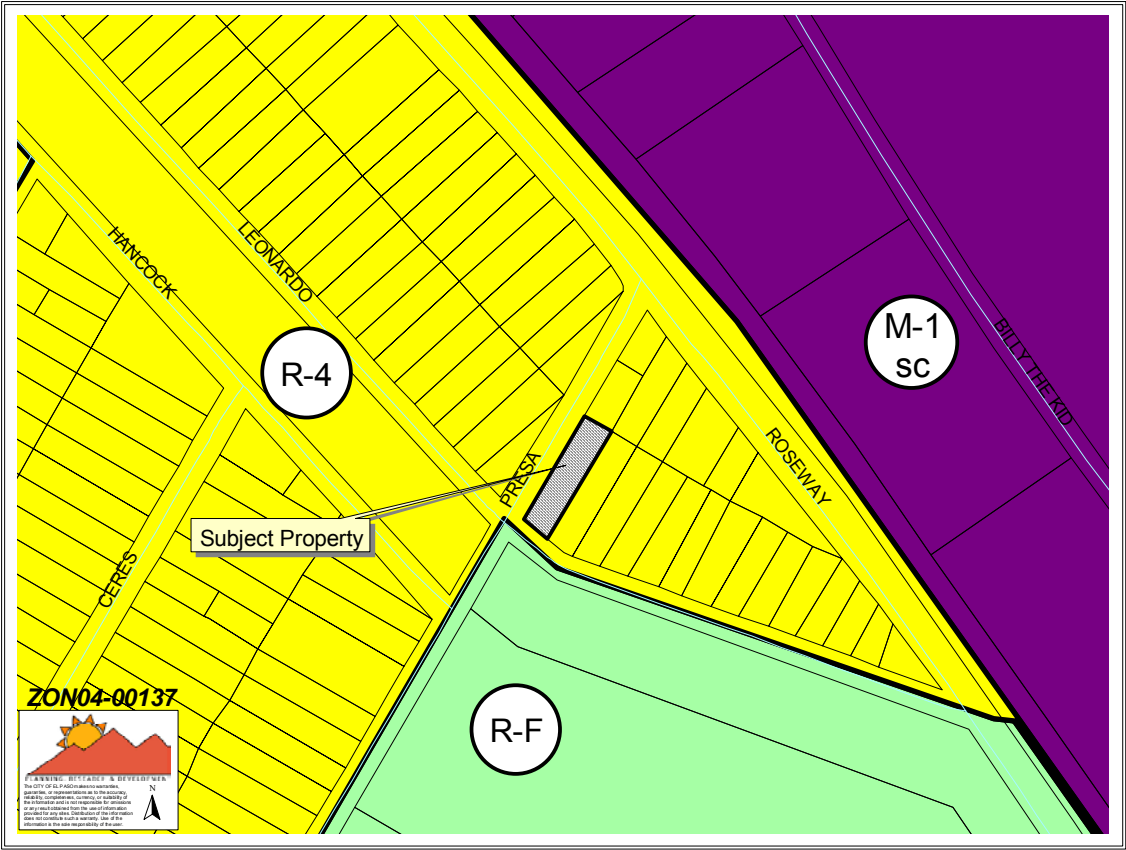
**Information To The Applicant:**

- Building Permits and Inspections Department, Zoning Division Notes:
  - Building Permits and Inspections does not object to the proposed **zone change to R-5**
  - And the proposed duplex, duplex meets set backs, lot width, required parking
- Engineering Department, Development Division Notes:
  - See attachment 1
- Engineering, Traffic Division Notes:
  - See attachment 2
- Fire Department Notes:
  - No comments submitted
- El Paso Water Utilities Notes:
  - See attachment 3
- Planning, Research and Development Department Notes:
  - Proposed land use is compatible with adjacent land uses.

**ATTACHMENT:** Location Map; Site Plan; Department Comments.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEPARTMENT OF PLANNING AT (915) 541-4056.

**LOCATION MAP**

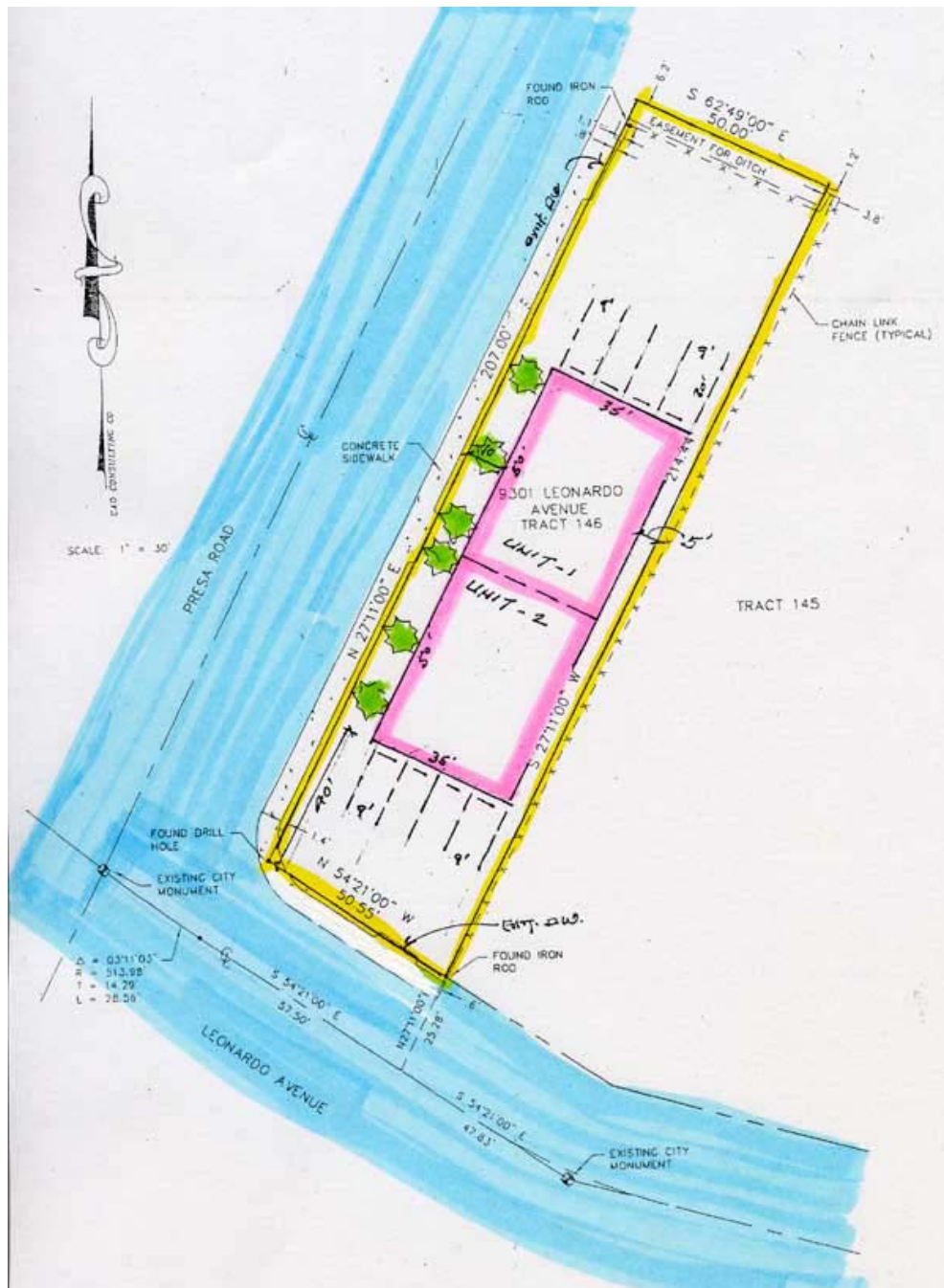


## AERIAL





## SITE PLAN



TO: **PLANNING DEPARTMENT**

FROM: **ENGINEERING DEPARTMENT**

ATTN: **Kimberly Forsyth, Fred Lopez, or  
Jorge Rousselin, Urban Planners**

DATE: **November 12, 2004**

ADDRESS: **9301 Leonardo Dr.**

PROPOSED USE: **Duplexes.**

**CASE NO.: ZON04-00137 PROPOSED ZONE: R-5**

**REQUEST: Rezoning from R-4 to R-5**

**LEGAL DESCRIPTION: Tract 146, North Valumbrosa Subd. #2**

- ☐ 1. No comments
- ☐ 2. Must be submitted as a subdivision
- ☒ 3. Handicap accessible Sidewalks ✓, Wheel-chair ramps ✓ will be required,
- ☒ 4. Grading plan and permit required.
- ☒ 5. Storm Water Pollution Prevention details required.
- ☐ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto \_\_\_\_\_.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location **is** located within the Special Flood Hazard Area.  
Zone **AH**, Panel **48 B**.

Bashar Abugalyon, P. E.  
Chief Development Engineer

DISTRICT: **6**



JOE WARDY  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**RICK CONNER**  
CITY ENGINEER



November 12, 2004

**ENGINEERING DEPARTMENT**

**CITY COUNCIL**

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DISTRICT NO. 8

**TO:** Fred Lopez, Planner II/Zoning Coordinator  
Kimberly Forsyth, Planner II  
Jorge Rousselin, Planner I

**COPY TO:** Land Development

**FROM:** Traffic Division

**SUBJECT:** **ZONO4-00137 9301 Leonardo Drive**  
Zoning change from R-4 to R-5

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Regarding the above referenced DCC item, the Engineering Department has the following comments:

- No apparent traffic concerns with the proposed zoning change.

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina at 541-4223.

## INTEROFFICE MEMORANDUM

To: Kimberly Forsyth  
Urban Planner/Land Development

From: El Paso Water Utilities - Engineering

Date: November 19, 2004

Subject: **ZON04- 00137 (Rezoning Case)**  
Tract 146, North Valumbrosa Subdivision No. 2 (the Property).

Location: 9301 Leonardo Drive at Presa Road.  
Present: R-4 (Residential); residential  
Proposed: R-5 (Residential): two duplexes

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We have reviewed the zoning change request described above and provide the following comments:

### **General**

Water and sanitary sewer mains exist along Leonardo Drive as well as along Presa Road and are available for service.

Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The certificate-of-compliance can be obtained on the 2nd floor at City Hall.

EPWU does not object to this request.